



THOMAS MURRAY
PROPERTY



69 Main Street
Barhill
KA26 0QP



View from Front



Living Room



Kitchen



Living Room



Kitchen

69 Main Street, Barrhill

End of terrace house in a village location with a pleasant rural outlook

The house comprises

Entrance Vestibule

Split level Hall

Spacious Living Room

Dining Kitchen

Rear Vestibule

Shower Room

Upstairs

Bedroom 1

Bedroom 2

Bedroom 3

Double Glazed. Oil central heating

Freshly decorated, February 2024

Garden space at rear

Off street parking

The house offers great potential and the garden has good scope for improvement
Barrhill village has a primary school, small shop, bowling green and railway station with
connections to Ayr and Glasgow and Stranraer

Girvan 12.4miles | Newton Stewart 17.1 miles | Ayr 33 miles | Glasgow 67.8 miles



Hall



Hall

Living Room	11'8" x 13'8"
Kitchen	11'8" x 11'6"
Shower Room	6'5" x 6'3"
Bedroom 1	13'1" x 9'7" x 11'10"
Bedroom 2	7'3" x 11'9"
Bedroom 3	5'8" x 6'1"



Hall



Kitchen



Shower Room



Shower Room



Landing



Landing



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Bedroom 3



Bedroom 3



Rear Elevation



Back Garden

Directions

Travelling south from Girvan take exit signpost A714 at roundabout on south side of town. Continue to Barrhill. Proceed ahead on Main Street. The house is located on the left hand side

General

Home Report available upon request

The parking at the side of the house is a narrower width and may not accommodate larger vehicles

Council Tax

B

Energy Efficiency Rating

E (43)

To view contact



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Email: enquiries@thomasmurrayproperty.com

Pre-sale Valuation and Appraisal | If you are thinking about selling your home please give us a call. Tom Murray is a surveyor and RICS Registered Valuer and can provide an accurate assessment of the value of your property and discuss with you how your property can be presented for marketing.



Back Garden

Anti Money Laundering Regulations |

Under HMRC Anti Money Laundering Regulations we are required by law to ask purchasers to provide identification at the point of making an offer and proof and source of funding. Identification required is, proof of identity (such as a passport or driving licence) and a formal item of correspondence confirming the purchasers present address such as a utility bill, council tax notice, bank/credit card statement, mortgage statement or HMRC correspondence. For proof/source of funding this may include bank statement, mortgage offer or confirmation from the purchasers solicitor that the purchaser has funds to complete the purchase transaction. Identification and proof/source of funding is required in order for the transaction to proceed.

Offers |

Offers should be submitted to the agents in writing through a solicitor. Interested parties are advised to register their interest formally through their own solicitor. Should a closing date for offers be set only those parties who have registered interest formally will be notified. Prospective purchasers are advised that the vendor reserves the right to accept any offer at any time.

Conditions of Sale |

We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance please contact our office and we will endeavour to check the information. We would advise this course of action if prospective purchasers are travelling some distance to view the subjects of sale. All dimensions and distances etc are approximate and photographs are intended only to give a general impression. Floor plans are schematic and not to scale. Systems are untested and appliances are sold as seen. Prospective purchasers should make their own investigations and obtain their own reports as they think necessary. The contract to sell will be based only on the concluded missives. These particulars and any other correspondence or discussions will not form part of the contract. If we can be of further assistance please do not hesitate to contact us.



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